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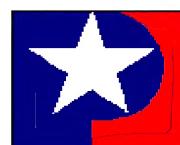
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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,434,300 / 1,434,300
USE VALUE: 1,434,300 / 1,434,300
ASSESSED: 1,434,300 / 1,434,300
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TOCCI DANIEL J JR ETAL/ TRS	
Owner 2: DANIEL J TOCCI JR TRUST	
Owner 3: CHRISTINE M CRONIN-TOCCI TRUST	

Street 1: 76 GRAY STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: TOCCI DANIEL J JR--ETAL -

Owner 2: TOCCI CHRISTINE M CRONIN -

Street 1: 76 GRAY STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .317 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 2924 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13805		Sq. Ft.	Site		0	90.	0.60	10									750,738						750,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	13805.000	672,200	11,400	750,700	1,434,300		84795
							GIS Ref
							GIS Ref
							Insp Date
							01/14/00

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID			PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	101	FV	672,200	11400	13,805.	750,700	1,434,300		Year end	12/23/2021				
2021	101	FV	652,500	11400	13,805.	750,700	1,414,600		Year End Roll	12/10/2020				
2020	101	FV	652,300	11400	13,805.	750,700	1,414,400	1,414,400	Year End Roll	12/18/2019				
2019	101	FV	489,900	11800	13,805.	792,400	1,294,100	1,294,100	Year End Roll	1/3/2019				
2018	101	FV	489,900	11800	13,805.	583,900	1,085,600	1,085,600	Year End Roll	12/20/2017				
2017	101	FV	489,900	11800	13,805.	558,900	1,060,600	1,060,600	Year End Roll	1/3/2017				
2016	101	FV	489,900	11800	13,805.	517,200	1,018,900	1,018,900	Year End	1/4/2016				
2015	101	FV	478,500	12000	13,805.	433,800	924,300	924,300	Year End Roll	12/11/2014				

BUILDING PERMITS								ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
9/29/2020	1169	Redo Bat	4,000	C					1/14/2000	Inspected	264	PATRIOT			
10/3/2011	1234	Manual	5,600					repainting stonewo	11/18/1999	Mailer Sent					
4/23/1997	208		12,000					NEW GARAGE/WDK	11/2/1999	Measured	263	PATRIOT			
									6/28/1999	PM	Peter M				

Sign: VERIFICATION OF VISIT NOT DATA _____

